

Preliminary Plat 05009

RESOLUTION NO. A-_____

1 WHEREAS, Lincoln North Creek, LLC has submitted the preliminary plat of **West**
2 **Hobelman Addition** for acceptance and approval, together with a request to waive City of
3 Lincoln Design Standards and Land Subdivision Ordinance requirements to allow sanitary
4 sewer to run opposite street grade, to eliminate on-site detention, to construct sanitary sewer on
5 the east side of S.W. 14th Place, to construct water on the west side of S.W. 14th Place, and to
6 eliminate street access to adjoining property, on property generally located at S.W. 14th Place
7 and West O Street; and

8 WHEREAS, the Lincoln City - Lancaster County Planning Commission has reviewed
9 said preliminary plat and has recommended conditional approval of said plat.

10 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
11 Nebraska:

12 That the preliminary plat of **West Hobelman Addition**, located west of S.W. 14th Place
13 and West O Street as submitted by Lincoln North Creek, LLC, is hereby accepted and
14 approved, subject to the following terms and conditions:

15 1. Complete the following instructions and submit revised documents and plans
16 along with 6 copies to the Planning Department office. Once approved, the preliminary plat will
17 be signed by the Chair of the Planning Commission certifying approval. These documents and
18 plans are required by ordinance or design standards. Revise the preliminary plat as follows:

19 a. Complete revisions and provide documentation as requested in Analysis
20 paragraph 6 of the June 10, 2005 Lincoln City/Lancaster County Planning Staff Report prepared
21 by Greg Czaplewski, to the satisfaction of the Public Works and Parks and Recreation
22 Departments, except #6.3 and #6.4.

- b. Add as note indicating street trees will be shown with final plats.
- c. Show required LES easements.
- d. List all waivers that are granted.
- e. Show sanitary sewer constructed at minimum grade and less than 15 feet below grade, unless the waiver request is approved by City Council.

2. Final Plats will be approved by the Planning Director after:

a. The public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

b. The easternmost existing driveway return is removed and replaced with curb, gutter, and sidewalk or a bond is posted to guarantee the completion of such work.

3. The City Council finds that the tract to be subdivided is surrounded by such development or unusual conditions that strict application of the subdivision requirements would result in actual difficulties or substantial hardship and the following modifications to the subdivision requirements are therefore approved:

a. The requirement of Section 3.6 of the Sanitary Design Standards that the slope of the sanitary sewer should parallel the slope of the street is waived to allow the construction of sanitary sewer running opposite street grades as shown, provided that the maximum depth of sanitary sewer mains are not exceeded as a result of this waiver.

b. The requirement of Section 4.1 of the Storm Water Design Standards requiring on-site detention is hereby waived.

c. The requirement of Section 3.4 of the Sanitary Sewer Design Standards that sanitary sewers should generally be located on the west side of the street is hereby waived to allow sanitary sewer on the east side of S.W. 14th Place.

1 d. The requirement of Section 3.2 of the Water Main Design Standards that
2 water mains be located on the east side of the street is hereby waived to allow water mains to
3 be constructed on the west side of S.W. 14th Place.

4 e. The requirement of Lincoln Municipal Code Section 26.23.030 that where
5 there are no adjoining subdivisions in existence at the time of subdivision review, proper
6 projection of streets from the subdivision into adjacent land should be provided by the
7 subdivider is hereby waived.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor